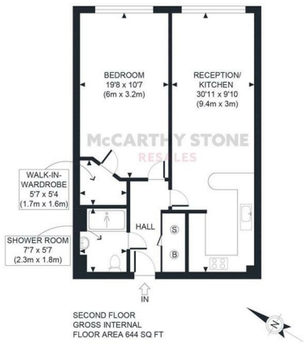
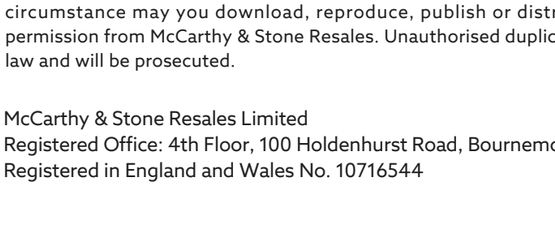
Excellent

Trustpilot

McCarthy & Stone
Resales.



APPROX. GROSS INTERNAL FLOOR AREA 644 SQ FT / 60 SQM	Limpsfield Road
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 23/06/26
	photoplan





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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







23 Yew Tree Court

79 Limpsfield Road, South Croydon, CR2 9LB

1 | 1 | Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 23 Yew Tree Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £175,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- House Manager
- 24 hour emergency call system
- Communal lounge and conservatory
- Lift to all floors
- Landscaped gardens
- Guest suite for family or friends
- Mobility scooter store with charging points
- Energy efficient
- Convenient for local bus routes
- Part exchange available

McCarthy & Stone
Resales.

Trustpilot ★★★★★ Rated Excellent

23 Yew Tree Court, South Croydon

1 | 1 | Asking price £175,000

Summary
Welcome to Yew Tree Court – a prime location in the heart of Sanderstead Village, just steps away from a convenient Waitrose supermarket. Discover Apartment 23, a beautifully presented one-bedroom second-floor apartment, boasting a spacious living/dining room with an easterly aspect to the rear of the development away from the Limpsfield Road.

This apartment is part of the highly sought-after McCarthy & Stone development, constructed in 2014. Enjoy the convenience of a lift, communal lounge, conservatory, and beautifully landscaped gardens. Additionally, you'll have access to a communal kitchen and a guest suite for your family or friends to relish. For those with mobility needs, there's a dedicated mobility scooter store equipped with charging points.

Rest easy knowing that a House Manager oversees the development during office hours, and a 24-hour emergency call system ensures your peace of mind. Embrace comfort, convenience, and a thriving community at Yew Tree Court.

Come and experience the finest in retirement living!

Entrance Hall
Front door with spy hole leads to the entrance hall where the 24 hour emergency call system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a walk in storage and airing cupboard. Doors lead to the bedroom, living room and shower room.

Living Room
The living/dining room is spacious and well-presented, featuring double-glazed windows that offer views of the development. It includes two ceiling light points and power points, as well as TV and telephone connections. The open-plan area seamlessly transitions into a fitted kitchen.

Kitchen
Fully fitted kitchen with tiled floor. An excellent range of base and wall units fitted with contrasting worktops. Stainless steel sink with lever tap. Built-in oven, ceramic hob and stainless steel extractor hood. Fitted integrated fridge/freezer, tiled splash backs and under pelmet lighting.

Bedroom
A spacious double bedroom with a large walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point, double glazed window with an easterly aspect.

Shower Room
Fully tiled and fitted with suite comprising walk in level access thermostatically controlled shower with glass screen and grab rails. Low level WC, vanity unit with wash basin and mirror above. Wall mounted electric towel warmer.

Service Charge (Breakdown)
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

* Heating and Hot Water within the apartments

Service Charge: £4,822.28 for financial year ending 30/09/2027.

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager.
To find out more about service charges please contact your Property Consultant or House Manager.

Leasehold
Leasehold 125 years from January 2014

Ground Rent: £495 per annum

Ground rent review date: January 2029

Car Parking
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Additional Information & Services
- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.













